



St Nicholas Road, Wallingford OX10 8HT



St Nicholas Road, Wallingford

An attractive, extended bay-fronted semi-detached home set in this sought after and established residential road just to the east of the town and within walking distance of its amenities. The property has driveway parking to the front and a superb 115' east, southeast facing rear garden. The accommodation comprises four bedrooms, bathroom, cloakroom, two reception rooms and a kitchen with adjacent utility room.

The property has gas fired central heating with double glazing throughout.



Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, stairs to landing with cupboard under, radiator.

Sitting Room: 12'5 x 11'6

The room features a large bay window to the front, fireplace with wood surround and brick hearth, radiator.

Dining Room: 11'11 x 10' 2

Radiator, casement door and window to:

Garden Room: 10'7 x 6'3 Door and window to garden.

Utility Room: 8'10 x 6'9

Side aspect, range of storage units, worktops, space for washing machine, tumble drier, and fridge/freezer, tiled floor, radiator, gas boiler.





Kitchen: 9'11 x 9'9

A picture window overlooks the garden, door to the side, it is fitted with a range of storage units, roll edge worktops, space for cooker and dishwasher, tiled floor, radiator.

Stairs to Landing: Window to side, loft access.

Bedroom 1: 13'1 x 10'4

Bay window to front, radiator.

Bedroom 2: 10' x 9'10

Rear aspect, radiator.

Bedroom 3: 11' 11 x 6'10

Window to rear, radiator.

Bedroom 4: 7'11 x 6'10

Window to front, radiator.

Bathroom:

White 2-piece suite including a bath and hand wash basin, tiled walls, radiator, window. Airing cupboard housing hot water tank.

Cloakroom: White 2-piece suite, tiled walls, window.

Outside

To the Front:

Gravel drive, established shrub and plant bed, side wall, and timber fence.

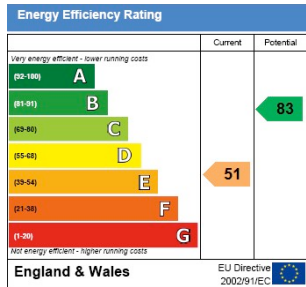
Store: 16' x 8' Up/over door.

Rear Garden: A superb feature extending to 115' in length and facing east, southeast. It features a long lawn with shrub and plant borders, mature planting to the rear, timber fencing, area of brick paving, gravelled area to rear of house with a side path.



Directions

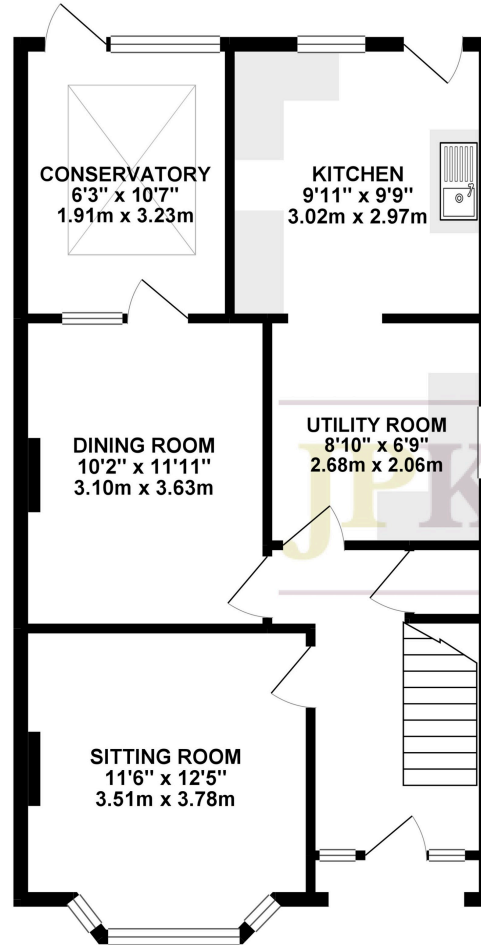
Turn right from our offices into St Martin's Street, left at the traffic lights into the High Street and over the mini roundabout into Station Road. After 0.2 of a mile turn right into St Nicholas Road, the property is on the right.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1076.39sq. ft. (100.00 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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